

83-1101



to phone  
Kaufmann  
JG

C. noted  
Mr. Retter by  
phone + Mr. Kaufmann  
will call back  
5/26/93

# REISTERSTOWN VOLUNTEER FIRE COMPANY

108 MAIN STREET - REISTERSTOWN, MARYLAND 21138 - 833-1370

May 17, 1983

Ms. Jean M. H. Jung  
Deputy Zoning Commissioner  
Baltimore County Office of Planning  
and Zoning  
Towson, Maryland 21204

Dear Ms. Jung:

Re: Reisterstown Volunteer Fire Company Special Exception No. <sup>12</sup>~~83~~-153-X  
(Item No. 65)

On March 8, 1982 you approved our request for a special exception to the property on the west side of New Avenue, 576.71' S.W. of Chatsworth Avenue (4th election district). Subsequent to that approval, we have encountered funding difficulties. We now find that the Revolving Loan Fund established to assist volunteer fire companies does not apply to the type of project we had planned. We also understand that the special exception will expire on March 7, 1984 unless extended.

Since we plan to seek changes to the law which governs the Revolving Loan Fund by means of a referendum in the November 1984 elections, it is important that we maintain the exception until we are able to obtain funding. We ask, therefore, that the special zoning exception for this property be extended to March 8, 1987 as provided for in Section 502.3 of the Zoning Regulations.

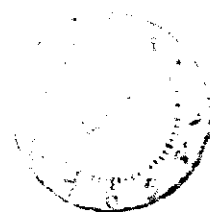
We are also requesting the rezoning of this property in the course of the 1984 comprehensive zoning cycle; however, we ask that the special exception be extended so that this option is open to us in the event the rezoning request is denied.

Any questions you may have should be directed to me at 833-1370.

Sincerely,

*Lee J. Kaufmann*

Lee J. Kaufmann  
President



REISTERSTOWN

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Community Center Building  
(Reisterstown Volunteer Fire Company)

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., on filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Phone No. \_\_\_\_\_

Legal Owner(s):  
Robert E. Holtz, President  
(Type or Print Name)  
Signature \_\_\_\_\_  
Reisterstown Volunteer Fire Co.  
(Type or Print Name)  
Signature \_\_\_\_\_  
Main Street 833-1370  
Address Phone No.  
Reisterstown, Md. 21136  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1981, at 10:15 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

November 4, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #65 (1981-1982)  
Property Owner: Reisterstown Volunteer Fire Company  
W/S New Ave. 576.71' S/W Chatsworth Ave.  
Acres: 7.4727 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

The Petitioner's property comprises Parcels 698, 699, 700 and Part of Parcel 193 (Tax Map 48), the latter includes Lots 1, 2 and 3 of Section D, "Plat of the Subdivisions of the Lands Now Owned by Rachael Schloegel and Eleanor Schloegel", recorded C.W.B., Jr. 12, Folio 115.

## Highways:

Chatsworth Avenue (Md. 127) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

New Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way with fillet areas for sight distance at the Chatsworth Avenue intersection.

No improvements are proposed for Schloegel Avenue, an unimproved 40-foot right-of-way shown on the aforesaid recorded plat.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Item #65 (1981-1982)  
Property Owner: Reisterstown Volunteer Fire Company  
Page 2  
November 4, 1981

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

## Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Headwaters of Gwynns Falls traverse this property.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

## Water and Sanitary Sewer:

A public 12-inch water main and 8-inch public sanitary sewerage exist in Chatsworth Avenue; and, there is an 8-inch public water main and 8-inch public sanitary sewerage in New Avenue. Further, an existing 10-inch, and an 18-inch Gwynns Falls interceptor sanitary sewer (under construction) are adjacent to the southerly portion of this property within utility easements (Drawings 45-1684 and 477-0070, File 1).

Very truly yours,

*[Signature]*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:rs

cc: Jack Wimbley

W-SW "Key Sheet  
61 x 62 NW 40 Pos. Sheets  
NW 16 J Topo  
48 Tax Map

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Robert E. Holtz, President  
Reisterstown Volunteer Fire Co.  
Main Street  
Reisterstown, Maryland 21136

RE: Item No. 65  
Petitioner - Reisterstown Volunteer Fire Co.  
Special Exception Petition

Dear Mr. Holtz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a community building on the subject property, which is zoned D.R.3.5 and located on the west side of New Avenue opposite Mystwood Road, this hearing is required. The property is surrounded by individual dwellings to the north and east, while dwellings, a school and vacant land exist to the south and west.

The scheduling of this petition was delayed because of questions concerning the applicability of Bill 120-81 to your proposal. At the time of the hearing, it is my understanding that a revised site plan will be submitted that reflects a smaller building. Those revised plans should also reflect the comments of the State Highway Administration, an indication that the front of the proposed building will face New Avenue, the height of the building, and a note indicating how compliance with the screening requirements of the aforementioned Bill will be attained. If part of the required screening will be satisfied with the existing vegetation, this must be addressed at the hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

ENCLOSURES  
cc: A.L. Snyder  
1911 Hanover Pike  
Hampstead, Md. 21074

Maryland Department of Transportation  
State Highway Administration

James I. O'Donnell  
Secretary  
M. S. Culliver  
Administrator

Mr. W. Hammond

-2-

October 2, 1981

It is requested that the plan be revised prior to a hearing date.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*[Signature]*  
By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Wimbley

October 2, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County  
Towson, Maryland 21204

Re: Z.A.C. Meeting of 9/29/81  
ITEM: #65.  
Property Owner: Reisterstown Volunteer Fire Company  
Location: W/S New Avenue 576.71' S/W Chatsworth Avenue Route 127  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Special Exception for a community center building  
Acres: 7.4727  
District: 4th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of August 24, 1981 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show a proposed 60' right of way, 30' from the centerline of Chatsworth Avenue.

The existing point of access, 230'± west of New Avenue must be improved with a channelized entrance.

The channelized entrance must be of concrete curb and gutter with radii of 10' on each side of the proposed 30' entrance. A 5' tangent section must be shown from the west property line to the point of curvature at the 10' radii. There appears to be a utility pole within the 50' opening along Chatsworth Avenue. This must be clarified on the revised plan.

The proposed concrete curb and gutter at the entrance must tie into the existing bituminous curb on each side of the existing entrance with the distance from the centerline of Chatsworth Avenue to the face of curb shown.

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

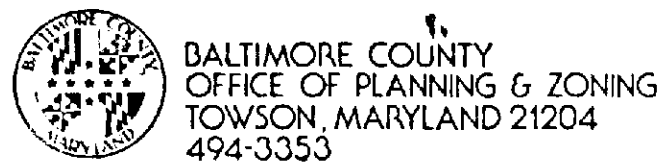
ORDER RECEIVED FOR FILING

DATE *March 2, 1982*









WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 8, 1982

Mr. Robert E. Holtz, President  
Reisterstown Volunteer Fire Company  
Main Street  
Reisterstown, Maryland 21136

RE: Petition for Special Exception  
W/S of New Avenue, 576.71' SW of  
Chatsworth Ave. - 4th Election  
District  
Reisterstown Volunteer Fire Co. -  
Petitioner  
NO. 82-153-X (Item No. 65)

Dear Mr. Holtz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*JEAN M. H. JUNG*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Charles Herboldsheimer  
201 Mystic Wood Road  
Baltimore, Maryland 21136

Ms. Pat Lazzerelle  
P.O. Box 117  
Reisterstown, Maryland 21136

Mr. Bill Lombardi  
Community Times  
P.O. Box 247  
458 B Woodley Avenue  
Reisterstown, Maryland 21136

John W. Hessian, III, Esquire  
People's Counsel

A. L. Snyder, Surveyor  
1911 Hanover Pike  
Hampstead, MD 21074

December 8, 1981

#### NOTICE OF HEARING

RE: Petition for Special Exception  
W/s New Ave., 576.71' SW of Chatsworth Ave.  
Reisterstown Volunteer Fire Co. - Petitioner  
Case #82-153-X

TIME: 10:15 A.M.

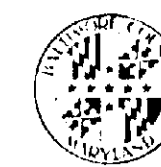
DATE: Thursday, January 7, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Robert E. Holtz, President  
Reisterstown Volunteer Fire Co.  
Main Street  
Reisterstown, MD 21136

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 29, 1981

Robert E. Holtz, President  
Reisterstown Volunteer Fire Co.  
Main Street  
Reisterstown, MD 21136

RE: Petition for Special Exception  
W/s New Ave., 576.71' SW of Chatsworth Ave.  
Case #82-153-X

Dear Mr. Holtz:

This is to advise you that \$73.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:kir

cc: A. L. Snyder, Surveyor  
1911 Hanover Pike  
Hampstead, MD 21074

#### PETITION FOR SPECIAL EXCEPTION

4th DISTRICT

ZONING: Petition for Special Exception  
LOCATION: West side of New Avenue, 576.71 ft. Southwest of Chatsworth Avenue  
DATE & TIME: Thursday, January 7, 1982 at 10:15 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Center Building (Reisterstown Volunteer Fire Company)

All that parcel of land in the Fourth District of Baltimore County

Being the property of Reisterstown Volunteer Fire Co., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 7, 1982, at 10:15 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

A. L. SNYDER

SURVEYOR

1911 HANOVER PIKE  
HAMPSTEAD, MARYLAND 21074  
(301) 238-7744

#### Description for Special Exception for The Reisterstown Volunteer Fire Company of Baltimore County, Maryland Inc.

Beginning for the same on the west side of New Avenue (40 feet wide) 576.71 feet southwesterly from the south side of Chatsworth Avenue and running thence with the west side of New Avenue

(1.) S 4° 52' 27" W 290.12 feet thence leaving said avenue

(2.) N 81° 47' 06" W 300.00 feet, thence

(3.) S 4° 59' 54" W 79.00 feet, thence

(4.) N 85° 08' 06" W 300.12 feet to the east side of Schloegel Avenue (not constructed) thence with the east side of Schloegel Avenue

(5.) N 4° 51' 38" E 648.24 feet, thence leaving said avenue

(6.) S 85° 08' 22" E 250.00 feet, thence

(7.) N 4° 51' 38" E 30.00 feet, thence

(8.) S 85° 08' 22" E 100.00 feet, thence

(9.) N 4° 51' 38" E 250.00 feet to the south side of Chatsworth Avenue (50 feet wide), thence with said avenue

(10.) S 85° 08' 22" E 50.00 feet, thence leaving said avenue

(11.) S 4° 51' 38" W 576.70 feet, thence

(12.) S 85° 08' 22" E 199.86 feet to the place of beginning.

Containing 7.4727 acres of land more or less.

MEMBER Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • ACSM • CCASE

#### Firemen may build community center

A Times staff report  
The Reisterstown Volunteer Fire Company is concerned that without more money it will not be able to maintain its present level of service for more than a few years.  
According to public relations officer Frank Renard, while community support of the company has been "generous," expenses and inflation have climbed at a faster

rate than donations.  
A possible means of new income to the fire company could be a multipurpose community center, explains Renard. Envisioned is a facility that could seat 500 people for a dinner meeting or 1,000 for an auditorium-type presentation.  
"Since no such facilities exist within a reasonable

driving distance, we are giving serious consideration to such a facility to be located on a portion of our property at Chatsworth and New Avenues," Renard said.  
The facility would be owned and operated by the Reisterstown firefighters, he continued, "as a means of insuring the continuation of first-rate fire, rescue and ambulance service."

Believing that community involvement is essential to the success of any project, the fire company will hold a public meeting Friday, April 10 at the fire hall, 103 Main Street, at 7:30 p.m. Community organizations and individuals are invited to hear tentative plans and give input.

#### NOTICE OF PUBLIC MEETING

Reisterstown Firemen's Hall  
103 Main Street  
Friday, April 10, 1981  
7:30 p.m.

- The Reisterstown Volunteer Fire Company believes that the providing of fire, rescue, and ambulance protection is of primary importance, and that the perpetuation of this service must be insured.
  - Inflation and other factors are continuing to increase the cost of providing these services.
  - Although community support for our Associate Memberships carnival, and fund-raising events has been generous, it has not increased as fast as our expenses. We believe that additional requests for community donations would be counterproductive.
  - It is apparent to us that without the development of additional income sources, the service we provide cannot be maintained at its present level for more than a few more years.
  - We are convinced that there is a need for a multipurpose community center in the Reisterstown Area (one that could seat 500 people for a dinner meeting or 1,000 for auditorium-type presentations). Since no such facilities exist within a reasonable driving distance, we are giving serious consideration to such a facility to be located on a portion of our property at Chatsworth and New Avenues in Reisterstown.
  - This facility would be owned and operated by the Reisterstown Volunteer Fire Company, as a means of insuring the continuation of first-rate fire, rescue, and ambulance service to the Reisterstown Area.
  - We believe that the involvement of the community is essential to the success of any such project. Therefore, we have set aside Friday, April 10, 1981, for a public meeting in our present facility at 103 Main Street to advise the community of our tentative plans and to secure your opinions and ideas regarding such a project.
  - All interested community organizations and individuals are cordially invited to attend.
- The Reisterstown Volunteer Fire Co., Inc.  
Robert E. Holtz, President  
Frank Renard, Public Relations 633-4252

#### A community hall in 2 years? Reisterstown firemen looking to project for income

By CAROL POLLOCK  
Times Staff  
Within 18 to 24 months there could be a new building on the site of the Reisterstown Volunteer Fire Company, providing a new home for the firefighters, said Frank Renard, past president of the Reisterstown Volunteer Fire Company, at a public meeting Friday.

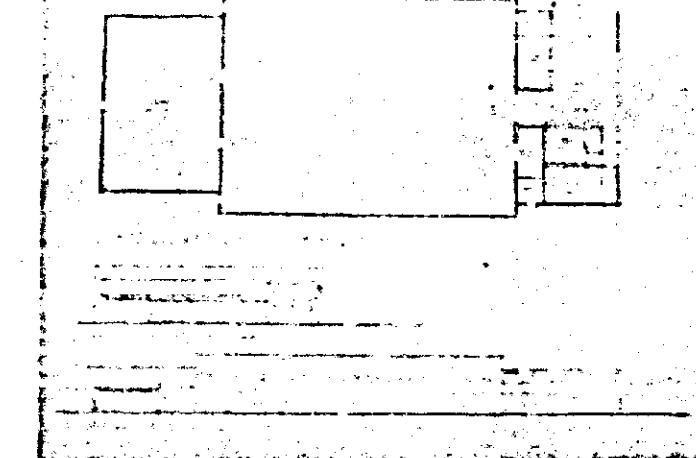
Proposed by the company to be located adjacent to the carnival grounds, the hall could accommodate 500 people for at least 100 dinners or 1,000 people for at least 100 dinners or 1,000 people for at least 100 dinners.

He hoped and air conditioned and boast over two and a half acres for parking.  
The proposed building site would be located on the site of the old Reisterstown Volunteer Fire Company, said Renard. In fact, the proposed parking lot may be an asset to the company, as a public meeting place.

Committee member Tommy Mack observed that a large portion of the company's income is derived from the carnival grounds and knows the company will be looking for a new home for the firefighters, said Renard. "Within the next 10 years in the area, the company will be looking for a new home for the firefighters, said Renard. "Within the next 10 years in the area, the company will be looking for a new home for the firefighters, said Renard."

#### Community hall may be reality

From page 1A  
The week-long annual carnival would prevail year round with the advent of a hall.  
Mr. Holtz assured residents their fears of loud and boisterous behavior are unfounded, explaining that the hall would be located on the side of the field at Chatsworth. Traffic and going in the hall would not resemble steady stream of a carnival time. "Acting as a reminder, it will only on rare occasions anyone will know it there as regards to the atmosphere created during the week-long annual carnival would prevail year round with the advent of a hall."



This artist's conception of a community hall to possibly be built by the Reisterstown Volunteer Fire Company was displayed at a public meeting Friday night.

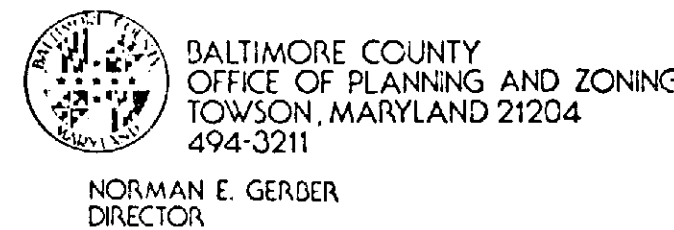
Ole Belt said it would be three times larger, 245 square feet as compared with the present 2500 square foot hall, with adequate parking, a 22 by 30 foot lobby, heated and air conditioned and with many amenities such as kitchen facilities and possibly moveable walls so that the hall could be divided.

Concerns were voiced by several Chatsworth Avenue residents, who wondered if the atmosphere created during the week-long annual carnival would prevail year round with the advent of a hall."



The following people attended the Public Meeting held by the Reisterstown Volunteer Fire Company, to present their proposed building project to the community.

Name	Address or Organization Represented	Phone
Carolyn Westfall	40 Chatsworth Avenue	833-1279
James W. Westfall		
Anna Shanklin	46 Chatsworth Avenue	833-0684
Christine S. Vincent	354 Main Street	833-4128
Nick Vincent	202 Main Street Reist. Comm. Corp.	833-4128
Craig R. Plette	Strawberry Patch Chartley S.C.	833-4808
John Terry	210 Highmeadow Road K of C	833-4145
William F. Kirkner	305 Bond Avenue K of C	833-8638
Bill Frazee	P.O. Box 363 Owings Mills Reisterstown Jaycees	356-5847
Rick Schaeffer	20 Woodley Avenue, Reist. Reisterstown Jaycees	833-0509
Doug Lawrence	American Legion Post 116	833-9605
Carol Pollack	Community Times	833-6000
Ron Pollack	Optimist Club	833-3829
Suzette Kaufmann	17 Jacob Lee Court	833-7109



NORMAN E. GERDER  
DIRECTOR

December 22, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #65, Zoning Advisory Committee Meeting, September 29, 1981, are as follows:

Property Owner: Reisterstown Volunteer Fire Company  
Location: W/S New Avenue 576.71' S/W Chatsworth Avenue  
Acres: 7.4727  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Area controlled by an "E" intersection.

The proposed screening as indicated on the site plan may be inadequate. It is suggested that there be two staggered rows of evergreens.

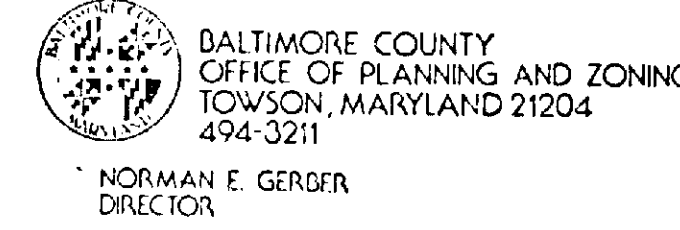
All exterior lighting should be of the sharp cut-off design type of light standards. An elevation of the light standard should be shown on the site plan.

All parking spaces should be shown on the site plan.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh



NORMAN E. GERDER  
DIRECTOR

December 22, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

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The proposed screening as indicated on the site plan may be inadequate. It is suggested that there be two staggered rows of evergreens.

All exterior lighting should be of the sharp cut-off design type of light standards. An elevation of the light standard should be shown on the site plan.

All parking spaces should be shown on the site plan.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

## BALTIMORE COUNTY, MARYLAND

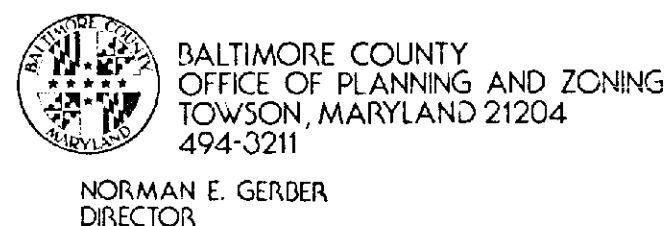
### INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 82-153-X  
Date: December 22, 1981

If granted, it is requested that details of landscaping, approved by the Division of Current Planning and Development, be required. Further, the stream located along the rear of the property should be protected from the increased run-off that would be generated by the construction of the proposed facility.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:dne



NORMAN E. GERDER  
DIRECTOR

December 22, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

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This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Area controlled by an "E" intersection.

The proposed screening as indicated on the site plan may be inadequate. It is suggested that there be two staggered rows of evergreens.

All exterior lighting should be of the sharp cut-off design type of light standards. An elevation of the light standard should be shown on the site plan.

All parking spaces should be shown on the site plan.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 12-22-81  
Posted for: SPECIAL EXCEPTION  
Petitioner: REISTERSTOWN VOLUNTEER FIRE COMPANY  
Location of property: W/S NEW AVE 576.71' S/W CHATSWORTH AVE  
Location of Signs: 1/2 SIGN WEST SIDE OF NEW AVE APPROX 50' SOUTH OF MCKENNA RD  
1/2 SIGN SOUTH SIDE OF CHATSWORTH AVE APPROX 200' WEST OF NEW AVE  
Remarks: \_\_\_\_\_  
Posted by: S. J. Smith Date of return: DEC 30 - 81  
Number of Signs: 2

Mr. Robert E. Hiltz, President  
Reisterstown Volunteer Fire Co.  
Main Street  
Reisterstown, Md. 21136

A.L. Snyder  
1311 Remover Pike  
Kempstead, Md. 21074

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of December, 1981.

Petitioner: Reisterstown Volunteer Fire Co.  
Petitioner's Attorney: \_\_\_\_\_

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Reviewed by: *Nicholas B. Commodore*  
Nicholas B. Commodore  
Chairman, Zoning Plans  
Advisory Committee

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 17 day of Sept, 1981.

Filing Fee \$ 57.00 Received: Check

Cash

Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: Reisterstown Volunteer Fire Co.

Submitted by: A.L. Snyder

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: CA

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CA</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # _____									
Previous case:										

PETITION FOR SPECIAL  
EXCEPTION  
4th DISTRICT

ZONING: Petition for Special Exception  
LOCATION: West side of New Avenue, 178.71' N. of Chatsworth Avenue  
DATE & TIME: Thursday, January 7, 1982 at 10:15 A.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority as the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Center Building (Reisterstown Volunteer Fire Company)

All that parcel of land in the Fourth District of Baltimore County beginning for the same on the west side of New Avenue (60 feet wide) 576.71 feet southwesterly from the N 1/4 side of Chatsworth Avenue and running thence with the west side of New Avenue (1) S 4° 52' 27" W 200.13 feet thence bearing said avenue (2) N 81° 47' 04" W 200.00 feet, thence (3) S 4° 52' 27" W 200.00 feet, thence (4) S 82° 08' 05" W 200.13 feet to the east side of Chatsworth Avenue (not constructed) thence with the east side of Chatsworth Avenue (1) S 4° 52' 27" W 200.13 feet thence bearing said avenue (2) S 82° 08' 05" W 200.00 feet, thence (3) N 81° 47' 04" W 200.00 feet, thence (4) S 82° 08' 05" W 200.13 feet to the south side of Chatsworth Avenue (not constructed) thence with the south side of Chatsworth Avenue (1) S 4° 52' 27" W 200.13 feet thence bearing said avenue (2) S 82° 08' 05" W 200.00 feet, thence (3) N 81° 47' 04" W 200.00 feet, thence (4) S 82° 08' 05" W 200.13 feet to the point of beginning. Contains 7.4727 a.c., of land more or less.

Being the property of Reisterstown Volunteer Fire Co., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 7, 1982 at 10:15 A.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of: *William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

### CERTIFICATE OF PUBLICATION

TOWSON, MD. December 17, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time, successive weeks before the 17th day of January, 1982, the first publication appearing on the 17th day of December, 1981.

*L. L. L. JEFFERSONIAN*  
L. L. L. JEFFERSONIAN  
Manager.

Cost of Advertisement \$ \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 12/8/81 ACCOUNT: 01-662

AMOUNT: \$50.00

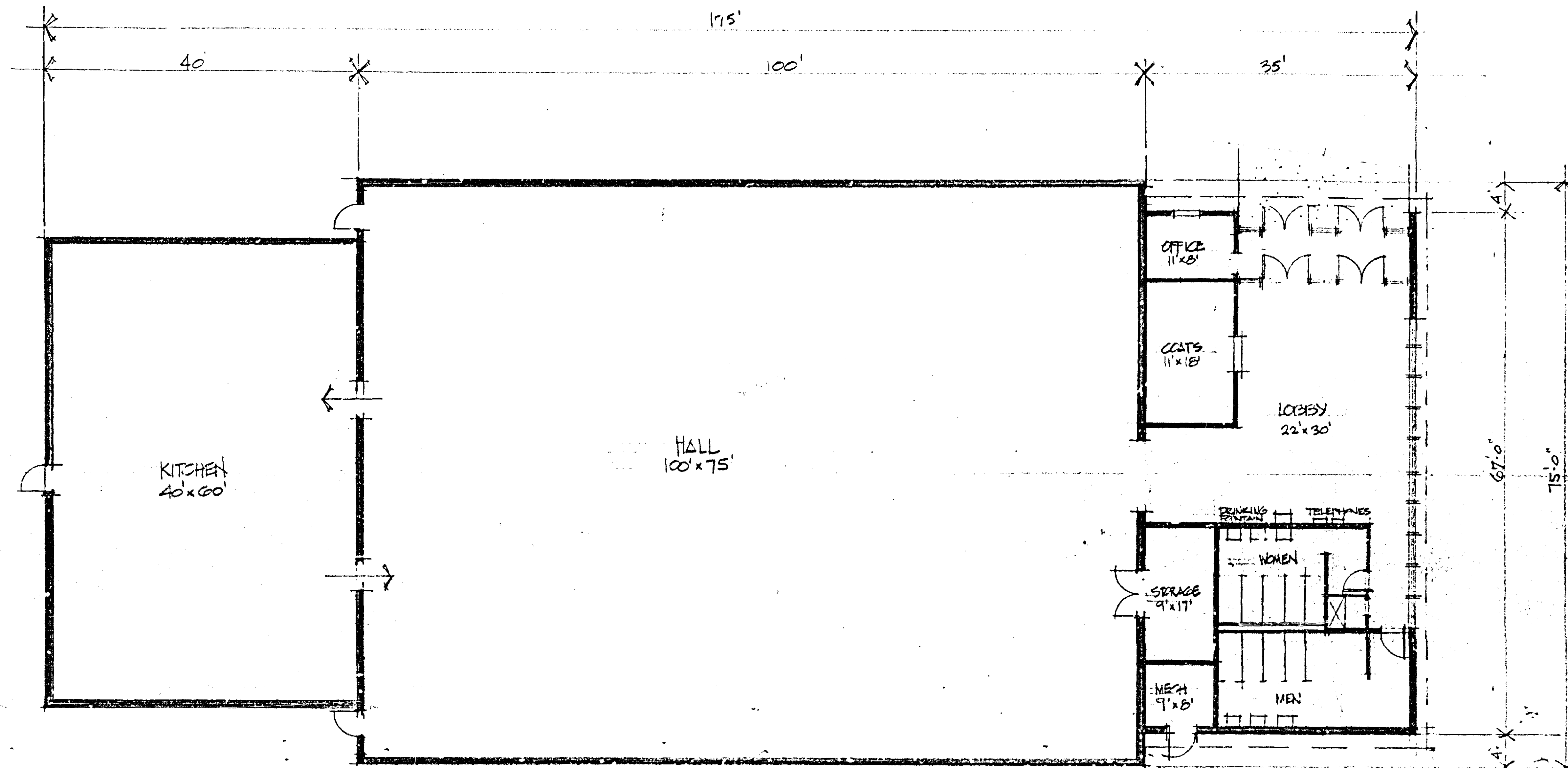
RECEIVED FROM: A. L. Snyder  
FOR: Filing Fee for Case 82-153-X (Reisterstown Vol Fire Co.)

VALIDATION OR SIGNATURE OF CASHIER

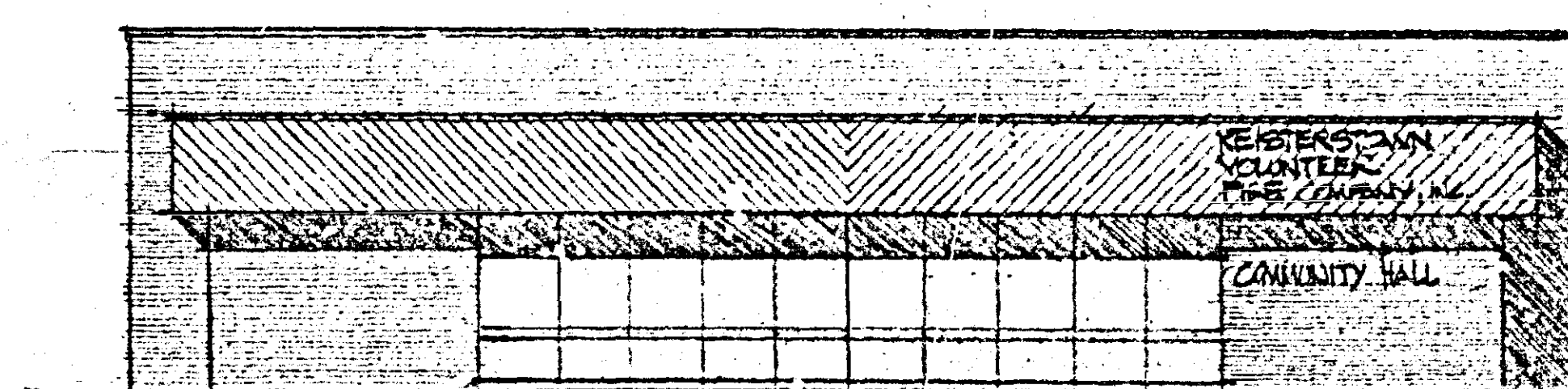




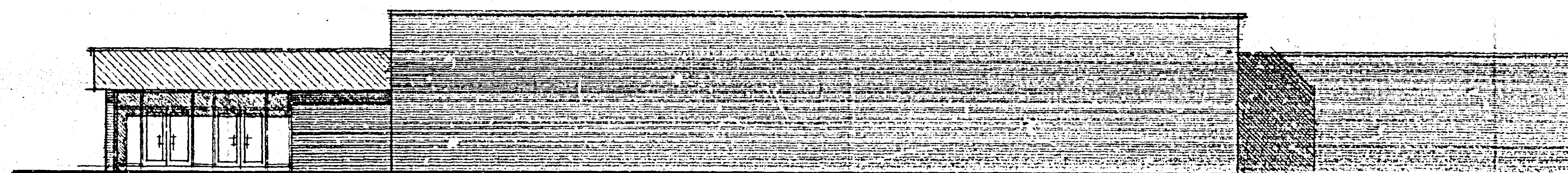




FLOOR PLAN SCALE 1/8" = 1' 0" 12,245 SQUARE FEET



FRONT ELEVATION SCALE 1/8" = 1' 0"



SIDE ELEVATION

COMMUNITY HALL FOR  
REISTERSTOWN VOL. FIRE CO. INC.  
FIREMEN'S GYM  
REISTERSTOWN, MARYLAND

SPIN RYDER R + ASSOC. AIA.  
ARCHITECTS P. 1521-2367  
P.O. BOX 235 ZWINGS MILLS, MD 21117



Edmund